



***For Sale***

**Arden Hall, 66 Brooklands Rd,  
Sale M33 3SJ**

- **GRADE II LISTED SERVICED OFFICE CENTRE**
- **POTENTIAL FOR OTHER USES  
(SUBJECT TO NECESSARY CONSENTS)**
- **HIGHLY PROMINENT LOCATION**
- **JUNCTION 9 M60 LESS THAN 1 MILE TO NORTH**
- **SALE TOWN CENTRE APPROX. 1 MILE TO NORTH**
- **ERV £131,700**

**Viewings and Further Information:**

Strictly by appointment only with the sole agent WT Gunson:

**Neale Sayle:** [neale.sayle@wtgunson.co.uk](mailto:neale.sayle@wtgunson.co.uk)

**Joe Bostock:** [joe.bostock@wtgunson.co.uk](mailto:joe.bostock@wtgunson.co.uk)

Or contact us directly at [hello@ardenhall.com](mailto:hello@ardenhall.com)

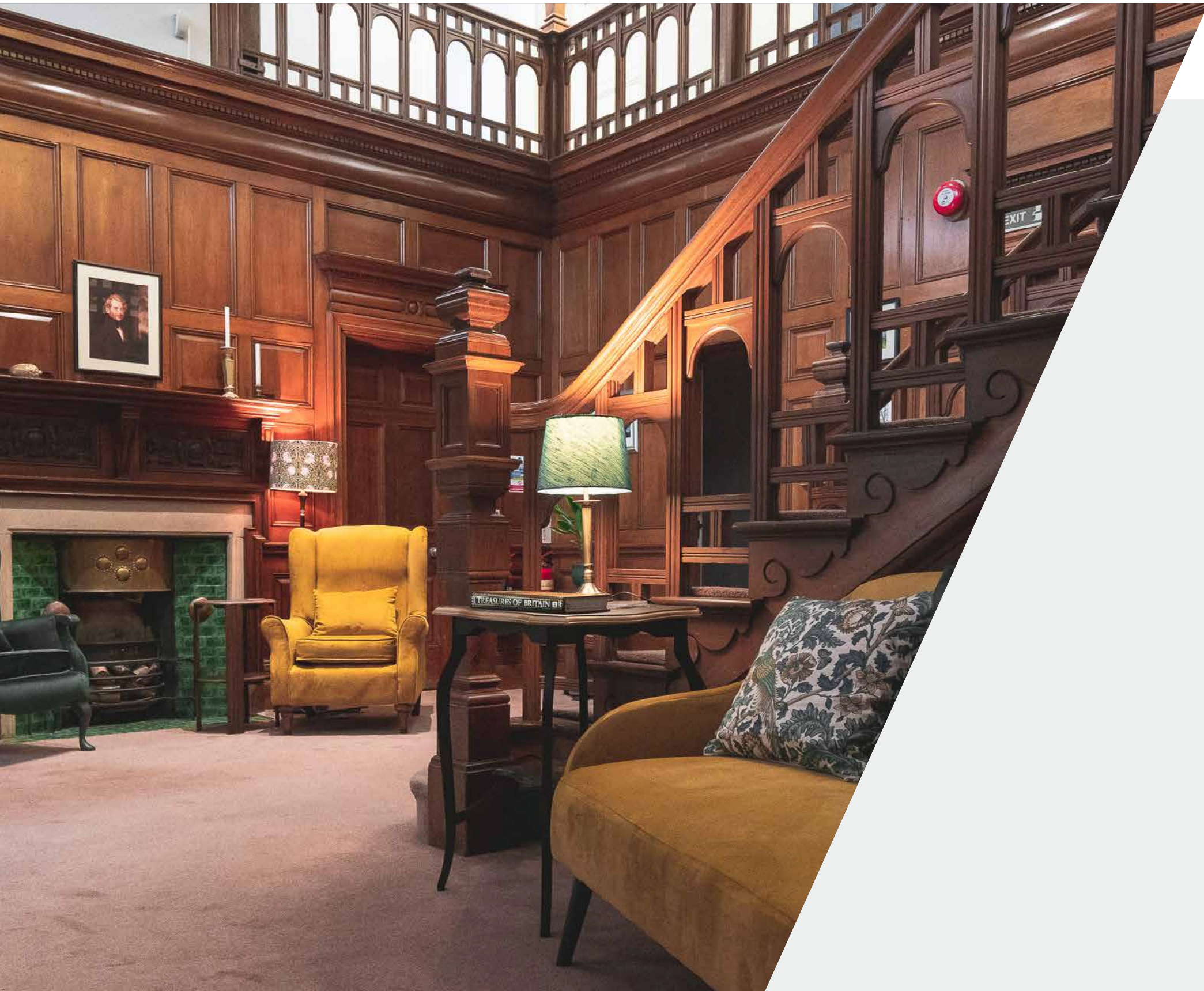
[www.ardenhall.com](http://www.ardenhall.com)



ARDEN HALL	
LOWER GROUND FLOOR	
Company Name 1	
Company Name 2	
GROUND FLOOR	
Company Name 1	
Company Name 2	
Company Name 3	
Company Name 4	
Company Name 5	
1ST FLOOR	
Company Name 1	
Company Name 2	
Company Name 3	
Company Name 4	
Company Name 5	
2ND FLOOR	
Company Name 1	
Company Name 2	
Company Name 3	
Company Name 4	
Company Name 5	
Company Name 6	
Company Name 7	
Company Name 8	
Company Name 9	
Company Name 10	
Company Name 11	
Company Name 12	
Company Name 13	
Reception	

 **wt  
gunson**

**0161 833 9797**  
[www.wtgunson.co.uk](http://www.wtgunson.co.uk)



# Arden Hall

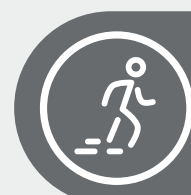
Arden Hall is a Grade II listed, detached period office building, currently operating as a serviced office centre, with approximately 5,656sq/ft of lettable offices and Net Internal Area of approximately 6,200 sq/ft(\*).

We understand that the property was constructed in 1898 as a villa, and it is constructed of red brick elevations beneath a multi-pitched, tiled roof. The property sits in a site of approximately 0.69 acres (therefore providing a good parking allocation), and is set back from Brooklands Road with mature trees and shrubs planted around the perimeter.

The property is set out over basement, ground, first and second floors, with WCs on each level and kitchens to the ground, first and second floors. Internally, the Historic England listing confirms the “retention of many original features, including panelled doors, richly moulded architraves, skirting boards and cornicing, and carved oak fireplaces. Oak panelled hallway with galleried landing, geometric patterned wooden parquet ceiling and part cantilevered stair with unusual arched balustrade mirroring galleried landing above. Ground floor bathroom off hallway retains original tiles and fittings”.

Recent improvements have included the tanking and decoration of the basement, to include a cycle store.

The property may be suitable for alternative uses in the future, subject to the necessary consents.



[Click here](#) to experience our interactive walk through

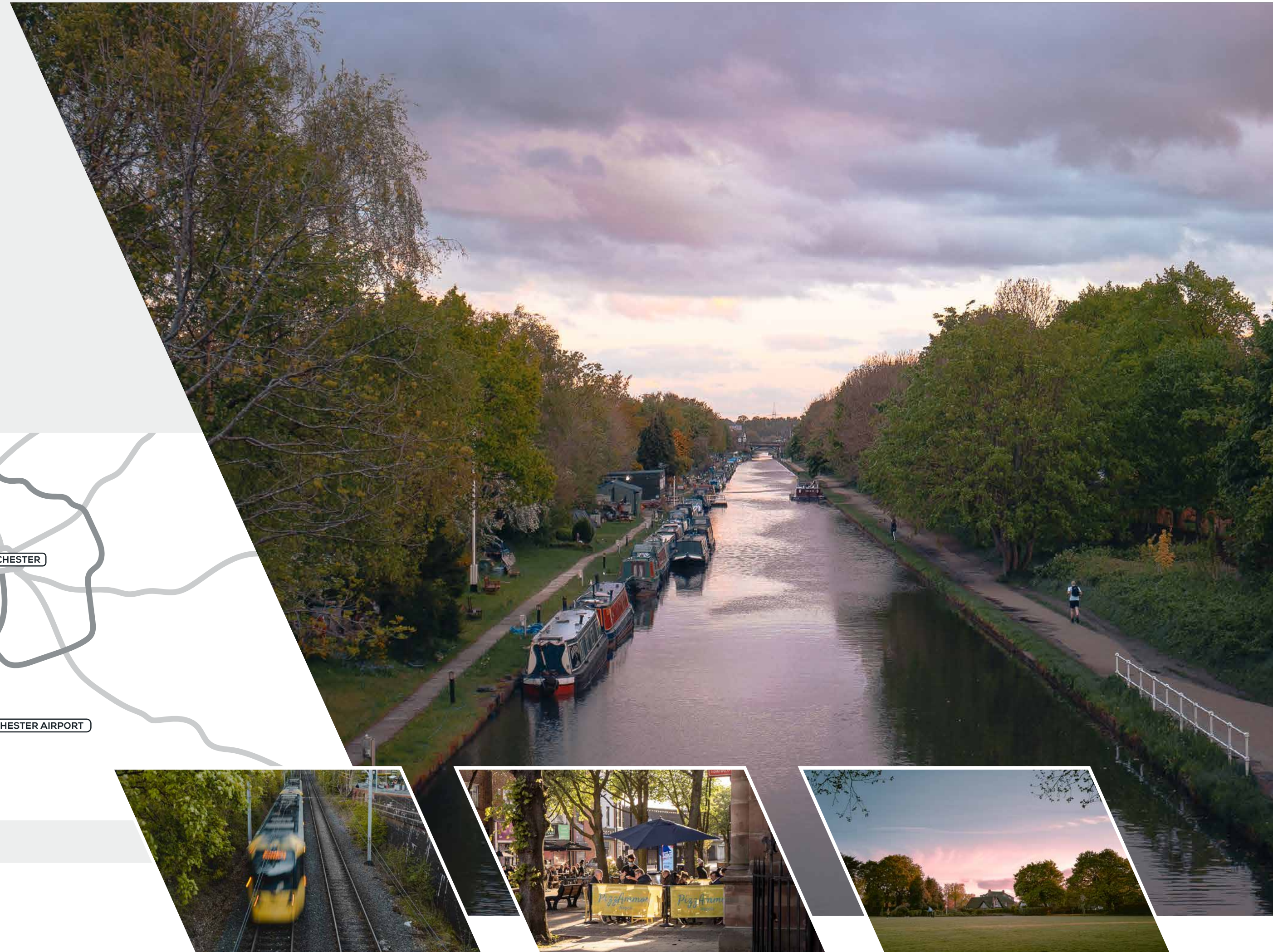
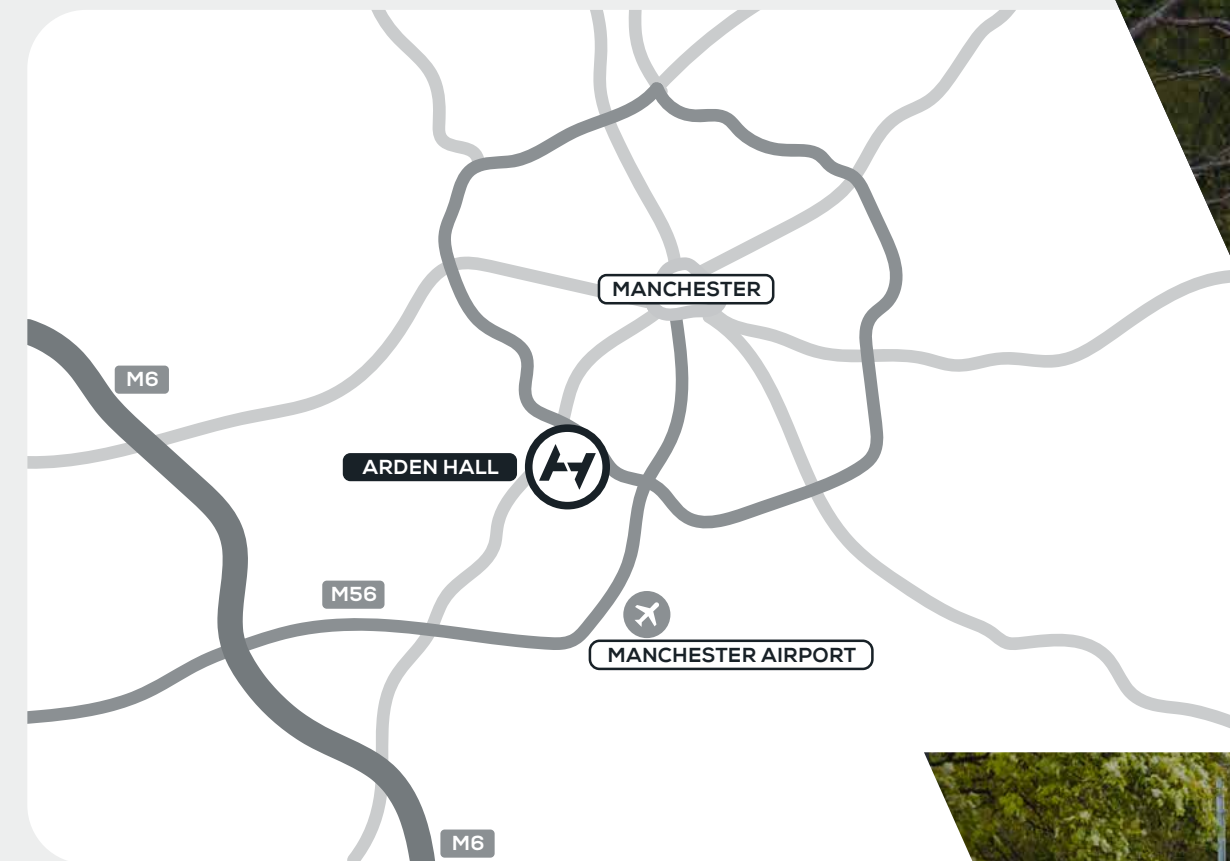
(\*) – floor areas provided by client

# Sale, Manchester

Arden Hall is positioned at the junction of Brooklands Road and Woodbourne Road, approximately 0.2 miles from Marsland Road and Brooklands Metrolink Station. The Brooklands area is well connected, as follows:

- **MOTORWAY – M60 (junctions 6 & 7); 1.6 miles / M56 (junction 8); 2.9 miles**
- **METROLINK – 19 minutes to Manchester city centre (St. Peter’s Square) / 7 minutes to Altrincham**
- **A number of bus routes available via Brooklands Road**

Sale is a large, affluent town within the borough of Trafford. The former Sale Shopping Centre has been re-named Stanley Square, and is currently undergoing a £70m refurbishment/ redevelopment program by asset manager Altered Space, with the Store Group (who operate Stretford Food Hall and the General Store brand) having recently announced plans to open a food hall there. Other notable brands in the town centre include Marks & Spencer, Tesco and Sainsburys.





# Tenancy Schedule

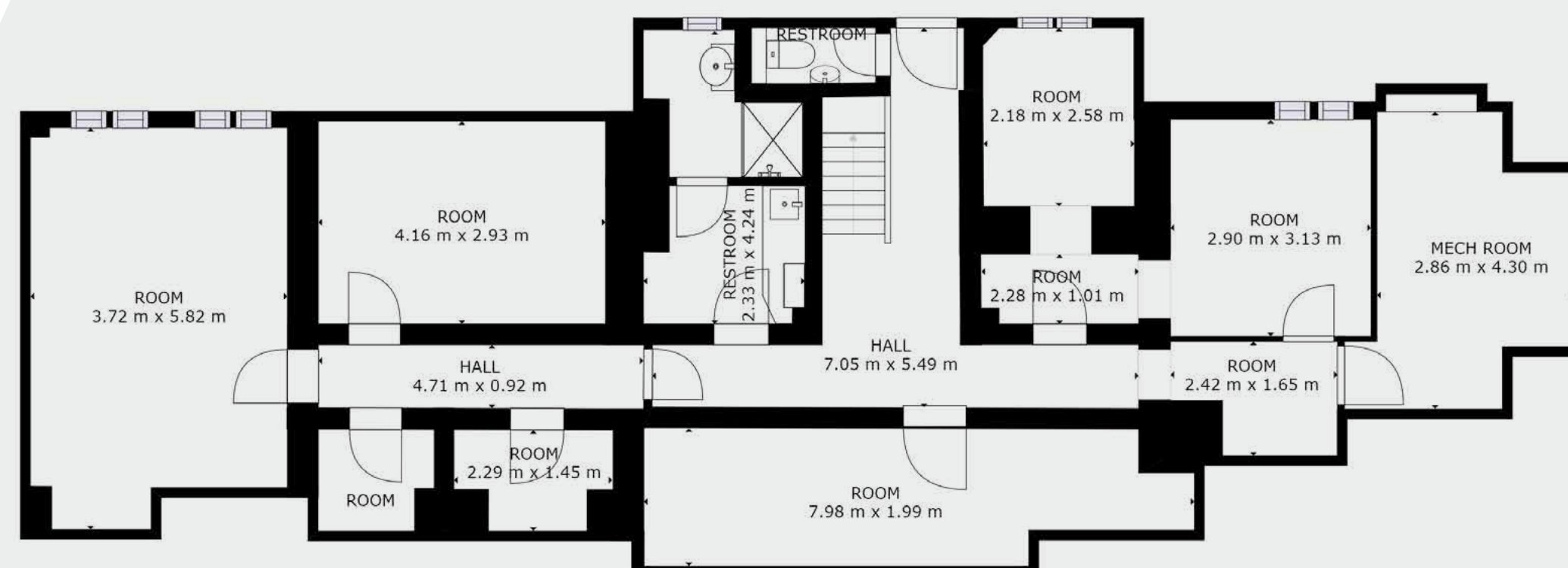
SUITE	TENANT	YEARLY RENT	LEASE START	LEASE EXPIRY	REVIEW DATE	BREAK OPTION
LOWER GROUND 1	Lupor	£4,800	01/10/2021	01/10/2023	01/10/2022	01/10/2022
LOWER GROUND 2	Forgetmenot Upholstery	£4,800.00	01-Jan-21	01-Jan-23	01-Jan-22	01-Jan-22
LOWER GROUND 3	Dovestone Tech Solutions	£2,700.00	01/10/2021	01/10/2023	01/10/2022	01/10/2022
G1	Cameron Wells Communications Limited	£12,300	01-Jul-21	30-Jun-24	01-Jul-22	30-Jun-22
G2 & G3	Tessellated Solutions Limited	£21,600	01-Apr-19	31-Mar-22	01-Apr-19	30-Sep-20
G4	Name Withheld	£3,600.00	06-Sep-21	05-Sep-23	06-Sep-22	06-Sep-22
G5	SureCare Trafford Ltd	£6,600	01/10/2021	01/10/2023	01/10/2022	01/10/2022
G6	Vacant	ERV £13,800				
1.1, 1.4 & 2.2	SSP Financing UK Limited	£22,500	01-Apr-19	31-Mar-22	01-Apr-20	31-Mar-20
1.2	Prickly Cards Limited	£6,300 *	27-Sep-21	26-Sep-23	07/01/2022 *	07-Jan-22
1.5	SBA Nationwide Limited	£9,600	06-Sep-21	05-Sep-23	06-Sep-22	05-Aug-22
2.1	Mona Noblett	£3,600	21-Feb-20	20-Feb-23	21-Feb-21	20-Feb-21
2.3 & 2.4	Burrows Graham Limited	£15,000	10-Feb-20	10-Feb-23	10-Feb-21	09-Feb-22
2.5	Burrows Graham Limited (Suite 2.5)	£2,400.00		01-Feb-23		01-Feb-22
		ERV: £129,600				

Rents are all inclusive, except for internet and business rates  
 \* fixed uplift to £8,400 if break not exercised

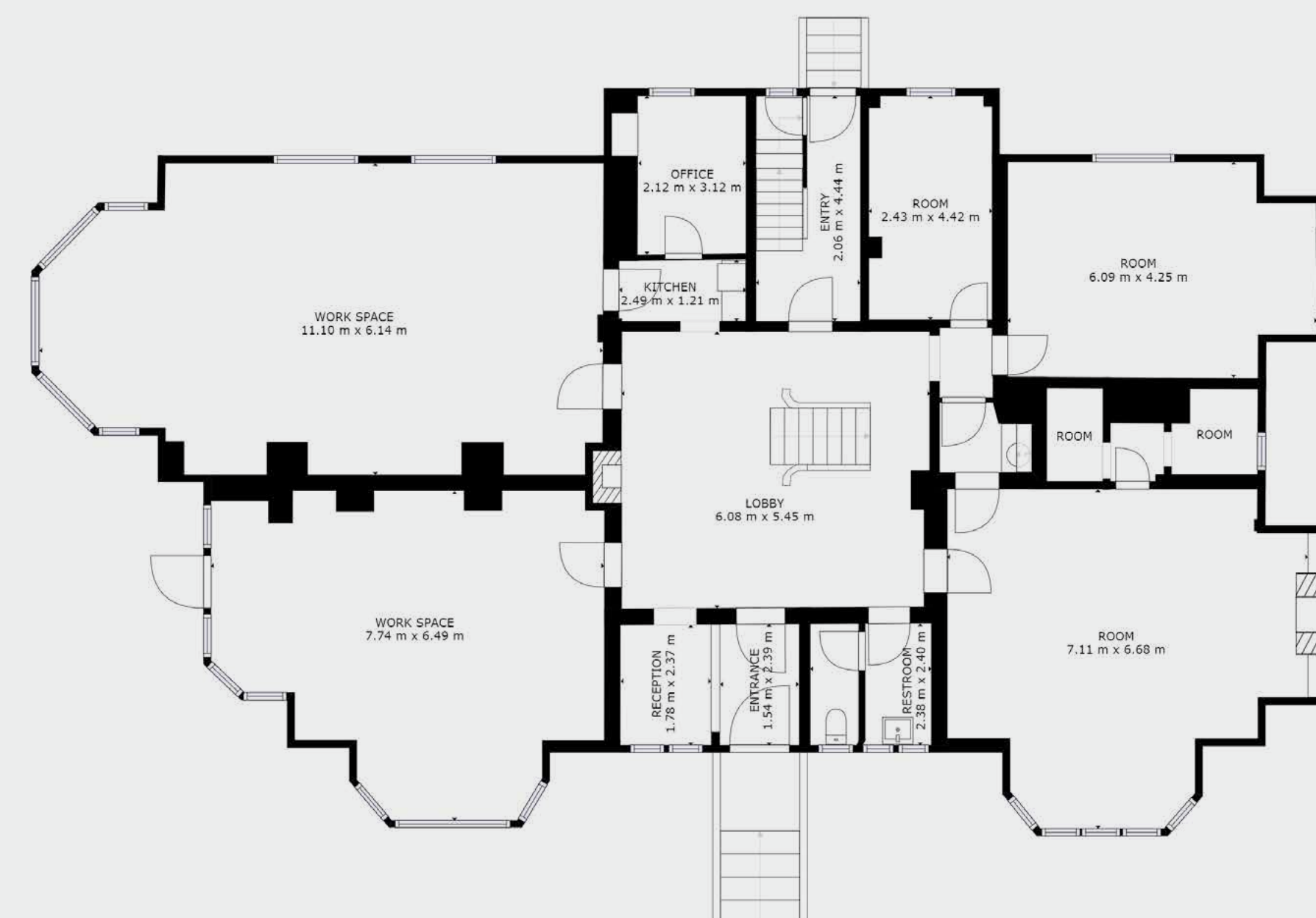
For Illustration Purposes Only



## Arden Hall floor plans



**BASEMENT**



**GROUND FLOOR**

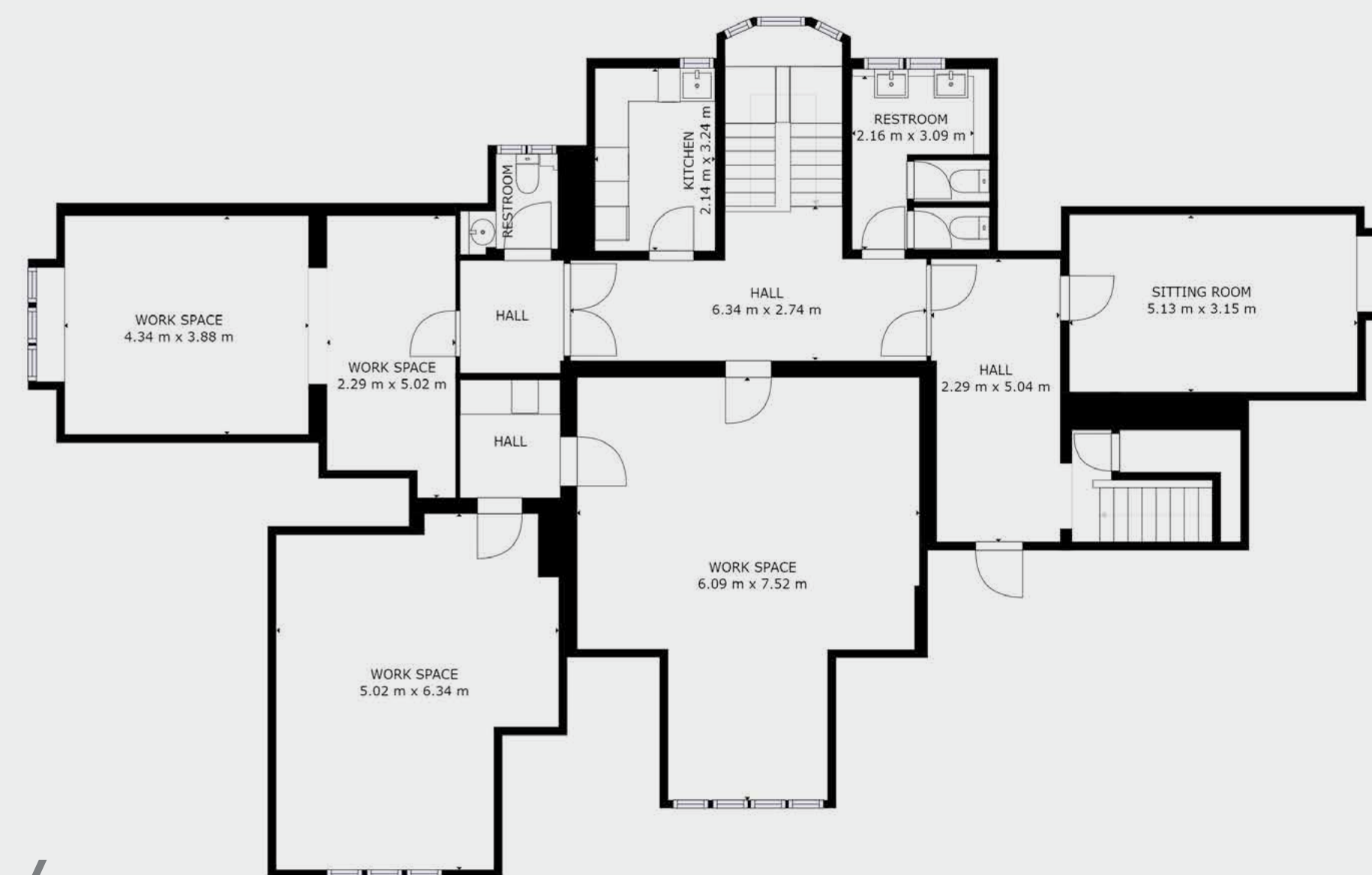
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## Arden Hall floor plans



**FIRST FLOOR**



**SECOND FLOOR**

**Tenure:**

Freehold – Title no.  
GM559363

**Proposal:**

We are instructed to seek offers of £1,250,000 (£1.25m), reflecting a capital value of c.£200 per sq/ft (based on NIA).

**EPC:**

Available upon request.

**VAT:**

We are informed that the property is elected for VAT, and therefore we anticipate that the transaction may be dealt with as a Transfer of a Going Concern.

**Viewings and Further Information:**

Strictly by appointment only with the sole agent WT Gunson:

**Neale Sayle:**

[neale.sayle@wtgunson.co.uk](mailto:neale.sayle@wtgunson.co.uk)

**Joe Bostock:**

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